023.0	0001	0027.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	1,043,700 /	1,043,700
USE VALUE:	1,043,700 /	1,043,700
ASSESSED:	1,043,700 /	1,043,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3	-5	AMSDEN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	OUELLETTE MARY F & ROBERT L JR
Owner 2:	TRS/MARY F OUELLETTE REVOCABLE
Owner 3:	TRUST OF 2016
Street 1:	77 RIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	OUELLETTE ROBERT/MARY FRANCES -
Owner 2:	TRUSTEES RMB REALTY TRUST -
Street 1:	77 RIDGE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 2,827 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1927, having primarily Vinyl Exterior and 2249 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2827.000	639,900		403,800	1,043,700
Total Card	0.065	639,900		403,800	1,043,700
Total Parcel	0.065	639,900		403,800	1,043,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 464.07 | /Parcel: 464.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	14834
GIS Ref	
GIS Ref	
Insp Date	07/29/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0001-0027.0

!1869!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	640,100	0	2,827.	403,800	1,043,900	1,043,900	Year End Roll	12/18/2019
2019	104	FV	477,700	0	2,827.	429,100	906,800	906,800	Year End Roll	1/3/2019
2018	104	FV	477,700	0	2,827.	313,000	790,700	790,700	Year End Roll	12/20/2017
2017	104	FV	449,000	0	2,827.	272,600	721,600	721,600	Year End Roll	1/3/2017
2016	104	FV	449,000	0	2,827.	232,200	681,200	681,200	Year End	1/4/2016
2015	104	FV	396,500	0	2,827.	227,200	623,700	623,700	Year End Roll	12/11/2014
2014	104	FV	302,500	0	2,827.	186,800	489,300	489,300	Year End Roll	12/16/2013
2013	104	FV	314,100	0	2,827.	177,700	491,800	491,800		12/13/2012

PRINT

Date	Time
12/10/20	17:25:17

LAST REV

Date	Time
08/07/17	11:04:38
apro	
1869	

USER DEFINED

Prior Id # 1:	14834
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
OUELLETTE ROBER	67940-574		9/1/2016	Convenience	10	No	No		
OUELLETTE ROBER	34466-386		12/31/2001	Family	99	No	No		
OUELLETTE ROBER	31157-330		2/24/2000	Family	1	No	No	4	
	13642-127		2/1/1979		52,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2013	1129	Renovate	156,000	C				
8/27/2010	1050	Re-Roof	5,995					

ACTIVITY INFORMATION

Date	Result	By	Name
7/29/2017	Measured	HS	Hanne S
4/24/2014	Measured	PC	PHIL C
2/19/2014	Info Fm Prmt	EMK	Ellen K
9/30/1999	Mailer Sent		
9/30/1999	Measured	263	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2827		Sq. Ft.	Site		0	80.	1.79	1									403,847						403,800	

Total AC/HA:	0.06490	Total SF/SM:	2827	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	
Total:	403,847	Spl Credit		Total:	403,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.11687410
Const Adj.:	0.97757620
Adj $ / SQ:	185.611
Other Features:	142539
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	670779
Depreciation:	30856
Depreciated Total:	639923

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	3	HB	

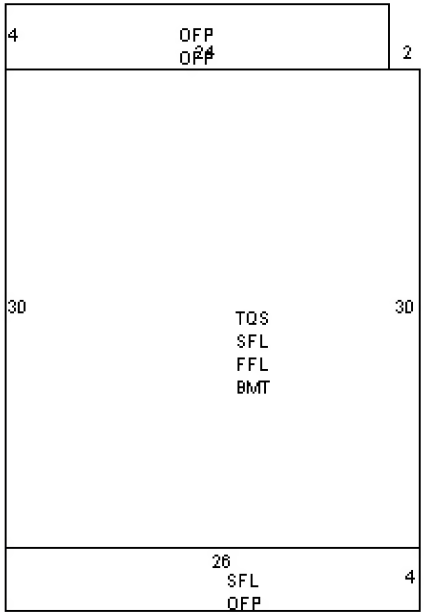
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
1	6	2	
Totals			
2	12	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	204.17
Special Features:	0	Val/Su Net:	192.45
Final Total:	639900	Val/Su SzAd	284.53

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	884	185.610	164,080
BMT	Basement	780	55.680	43,433
FFL	First Floor	780	185.610	144,777
TQS	3/4 Story	585	185.610	108,582
OFP	Open Porch	296	21.580	6,387

Net Sketched Area:	3,325	Total:	467,259
Size Ad	2249	Gross Are	3520	FinArea	2249
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

023.0-0001-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	